



ATLANTA REGIONAL COMMISSION

40 COURTLAND STREET, NE, ATLANTA, GEORGIA 30303 404 463.3100 FAX 404 463.3105 WWW.ATLANTAREGIONAL.COM

October 21, 2008

Honorable Jimmy Wilbanks, Mayor  
PO Box 400  
442 Harbins Road  
Dacula, GA 30019

RE: City of Dacula Community Agenda

Dear Mayor Wilbanks:

We are pleased to inform you that the Georgia Department of Community Affairs has determined that the Community Agenda for the City of Dacula meets the Local Planning Requirements. Please note that ARC has provided comments regarding the Community Agenda. You do not need to re-submit your Community Agenda for review, but we recommend that you consider these comments as you move forward with plan adoption.

In order to meet the Local Planning Requirements, the City must adopt the plan and forward the adoption resolution to ARC. Furthermore, please provide ARC with a final copy of the adopted plan, in hard copy and digital copy (MS Word document), and digital copies of both the existing land use and future development maps (ESRI shapefile).

Once the City has adopted the Community Agenda, you must publicize the availability of this plan for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Community Agenda may be reviewed.

I commend you and the City of Dacula for your commitment to the comprehensive planning process. Please contact Jon Tuley at 404-463-5581 if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Krautler', with a stylized flourish at the end.

Charles Krautler  
Director

CK:jt

Enclosures: 2

c. Joey Murphy, City of Dacula



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### City of Dacula – Community Agenda Review

#### Conflicts with neighboring jurisdictions:

There are no apparent conflicts with neighboring jurisdictions.

#### Potential interjurisdictional/regional solutions:

- The city of Dacula plans to annex large tracts of land parcels in the coming years. The city should establish an annexation process that is coordinated with Gwinnett County.
- With transit gaining more attention in the Atlanta area, the city needs to maintain constant communication with Gwinnett County, GRTA and GDOT regarding improving transit access to, from and within the city in addition to other transit planning efforts, such as the "Brain Train" concept.
- A city-wide bicycle/pedestrian plan is needed. Work with organizations such as PEDS to coordinate safe routes to school programs and PATH for bike/ped connections.
- The city should maintain coordination with Gwinnett County, MNGWPD and affiliated RDC's in regards to water and environmental issues.
- Service Delivery Agreements with Gwinnett County should be reviewed to ensure that they continue to meet the needs of current and future residents.

#### Internal consistency of planning elements:

The Community Agenda in general appears to be internally consistent.

#### Consistency with the Regional Development Plan:

The Community Agenda is generally supportive of the Regional Development Plan policies & Unified Growth Policy Map.

#### Other Comments:

- Given the anticipated increase in the active adult population the city of Dacula should consider adopting a senior housing ordinance or other similar measures to ensure that the needs of the elderly population are properly planned for.
- City of Dacula may want to consider aggressively applying for LCI funding to develop a comprehensive redevelopment plan for the downtown core and to formulate appropriate design and signage standards, etc. An LCI study for the City of Dacula may also help to identify best possible locations for a commuter rail station in preparation of the 'Brain Train' concept that's planned to come through Dacula.
- The city may want to consider developing a comprehensive transportation plan that addresses multiple modes of transportation and access for its residents.
- A detailed, comprehensive housing assessment is needed to identify current and future housing needs.
- The city lacks a traditional downtown square- implementation of an LCI study could help to create a downtown identity.
- The city should explore the feasibility of creating a community/cultural arts center for its residents.
- New funding source(s) for infrastructure needs and improvements should be identified.

**Dacula Community Agenda comments - Talya Trudell, TPD, Atlanta Regional Commission  
October 21, 2008**

*Page B-4 under "Transportation" second bullet: (the following red text suggested being included)*

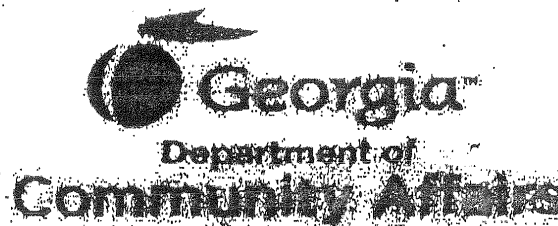
• Transportation safety, circulation, and congestion can be improved by selective lane widening, turn lanes, additional traffic signals, improved timing of signals, signage, context sensitive solutions and access management. Better coordination of transportation and road investments with land use decisions will also improve transportation efficiency.

*General comment throughout report:*

There isn't any text that addresses accommodating the physically challenged through transportation projects. There isn't any text about paratransit or coordinating with the county to provide such transportation within their city boundaries. There is no mention of designing their pedestrian infrastructure by ADA standards (or better) and there is no mention of designing future roadways to standards for the physically challenged. In general, I am more thinking about the older populations. Roadways US 29 and SR 316 are major thoroughfares and many older citizens will be driving these, therefore the report should state that they will at least bring up these issues with the DOT in the design processes of such roadway projects and local projects. This would include signage as well. In the "Village Residential" section, A-6, since senior housing is referenced as a land use to be allowed, it is suggested to add some text stating that specific attention will be made in designing the transportation roadways, signage and pedestrian infrastructure (i.e. countdown signals, etc.) to meet the needs of older adults within the area. The following report can be used for referencing design standards Highway Design Handbook for Older Drivers and Pedestrians.

10/21/2008

Sonny Perdue  
Governor



Mike Bandy  
Commissioner

August 11, 2008

Mr. Charles Krautler  
Executive Director  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303

Dear Mr. Krautler:

Our staff has reviewed the Community Agenda for the City of Dacula and finds that it adequately addresses the Local Planning Requirements. The next step is for the local government to adopt the Community Agenda. As soon as your office confirms that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Our records indicate that the Service Delivery Strategy for Gwinnett County and counties has not yet been submitted for verification. We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to renew or renegotiate their Service Delivery Strategy immediately in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Frederick".

James R. Frederick, Director  
Office of Planning and Quality Growth

IF/jwh

cc: Jared Lombard, Atlanta Regional Commission Planner  
Dan Reuter, Atlanta Regional Commission Land Use Division Director  
Jon West, DCA Area Planner



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